

LOCATION MAP

WILLOW BROOK OF WESTCREEK UNIT 1  
(VOL. 9516, PG. 189)

OWNER: CENTEX REAL ESTATE CORP  
22.040 ACRES

OWNER: PIONEER HOME BUILDERS INC  
25.688 ACRES

OWNER: PIONEER HOME BUILDERS INC  
1.556 ACRES

OWNER: PIONEER HOME BUILDERS INC  
2.885 ACRES

OWNER: SUN NLF LTD PARTNERSHIP  
1.978 ACRES

OWNER: SISTER SCHOOTS REED  
19.125 ACRES

OWNER: JESSE & STELLA CASTILLO  
5.446 ACRES

OWNER: ROBERT J. & ESPERANZA OCHOA  
5.446 ACRES

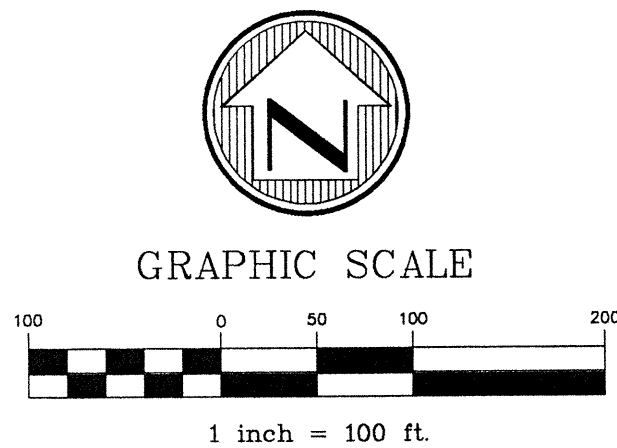
OWNER: VIRGINIA ZUERCHER HICKEY  
5.440 ACRES

OWNER: SUN NLF LTD PARTNERSHIP  
5.155 ACRES

APPROXIMATE LIMITS OF AREA WITHIN FLOOD  
ZONE "A" AS SCALED FROM THE F.E.M.A.  
F.I.R.M. COMMUNITY PANEL NUMBER  
480280415 E, DATED FEBRUARY 16, 1996

RECEIVED  
98 JUL 29 PM 4:11  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

NOTES: ESTIMATE 3 PHASES  
ESTIMATE 250-260 LOTS  
LOCATION OF STREETS IS APPROXIMATE



UTILITIES

WATER: SAN ANTONIO WATER SYSTEM  
SEWER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

LEGEND

SF --- SINGLE FAMILY RESIDENTIAL (50 Acres)

DEVELOPER:  
DUGAS DIVERSIFIED DEVELOPMENTS, L.C.  
14502 BROOK HOLLOW  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 402-0866

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
08/2/99 613  
(date) (number)  
If no plats are filed, plan will  
expire on April 2, 2000  
1st plat filed on \_\_\_\_\_

*this area also  
included in  
POAPP # 653,  
Potranco 50A, 99  
accepted 9-3-99*

P.O.A.D.P. PLAN  
for  
POTRANCO 50



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46559.00  
FILE: ~  
DATE: 07/28/98  
DESIGN: ~  
DRAWN: B.C.  
CHECKED: *SEH*  
SHEET 1 OF 1

# 613

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 7/29/98 Name of POADP: POTRANCO 50

Owners: Dugas Diversified Developments, LC Consulting Firm: W.F. Castella and Associates, Inc.

Address: 14502 Brook Hollow Address: 1039 W. Hildebrand  
San Antonio, TX 78232 San Antonio, Texas 78201

Phone: 210-402-0866 Phone: (210) 734-5351

Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
 Projected # of Phases: 3 ☐ Yes ☐ No  
 San Antonio City Limits? ☐ Yes ☒ No  
 Council District: N/A  
 Ferguson map grid 612 A3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>≠ 250-260</u>	<u>50</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

Is there a previous POADP for this Site? Name Unk No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Plats associated with this POADP or site? Name No No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Steven E. Hanan

Signature: Steven E. Hanan

Date: 7/29/98

Phone: (210) 734-5351

Fax: (210) 462-4080

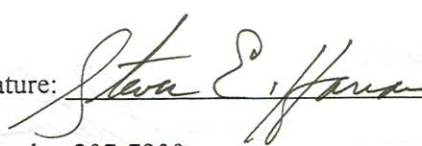


- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone, and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Steven E. Hanan

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

October 2, 1998

Steven E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Potranco 50

POADP # 613

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Potranco 50 Subdivision Preliminary Overall Area Development Plan # 613. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

TXDOT TRANS PLANNING		Fax: 2106156295
st-it° Fax Note	7671	Date 9/4/98 pages
Elizabeth Carol	From	Jess Hays
Dept. PLANNING	Co.	TXDOT
Phone #	Phone #	615 5860
Ext # 207 4441	Fax #	

Sep 4 '98 13:03 P.01

## ment of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 4, 1998

### P.O.A.D.P. REVIEW

Potranco-50

Located on FM 1957(Potranco Rd.), 1043' west of Loop 1604

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersections of the planned collector streets and FM 1957.

Access Limits/Restrictions

Locations will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum combined total of two (2) access points. A 1' non access easement will be required along the entire FM 1957 frontage (excluding the proposed collector streets).

WPAP Requirements

None

Permit applications along with plans for street, driveway, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:



Judy Friesenhahn, P.E.

Advanced Project  
Development Engineer





**CITY OF SAN ANTONIO**  
**Public Works Department**

**Interdepartment Correspondence Sheet**

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: Potranco 50, County Block 4361; POADP Level I T.I.A.


Date: August 24, 1998

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Potranco 50 POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of residential lots and is estimated to generate 265 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through two access points, both onto Potranco approximately 1000 feet west of Loop 1604.

  
Robert W. Opitz, P.E.  
Plan Development Review Engineer

Approved by:

  
Andrew J. Ballard, P.E.  
City Engineer

TO:  
CITY OF SAN ANTONIO  
ELIZABETH CAROLL

AUGUST 17, 1998

FROM:  
W.F. CASTELLA & ASSOCIATES  
LEE WRIGHT

RE: POTRANCO 50 P.O.A.D.P.

ELIZABETH,

PLEASE REVIEW THE FOLLOWING ISSUES WE DISCUSSED THIS MORNING  
AND CONFIRM THESE ARE THE ITEMS YOU WISH ADDRESSED.

1. A TRAFFIC IMPACT ANALYSIS.
2. REVIEW BY THE CITY ARBORIST.
3. A STREET STUB-OUT TOWARD THE CENTEX REAL ESTATE TRACT.

PLEASE FAX ACKNOWLEDGEMENT OF ABOVE MEMO.

YOUR ATTENTION IS APPRECIATED,



W.F. CASTELLA & ASSOCIATES  
LEE WRIGHT  
SUBDIVISION COORDINATOR

looks  
good  
W



\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO.

9230

97345363

CONNECTION TEL

CONNECTION ID

START TIME

08/18 13:48

USAGE TIME

01'07

PAGES

2

RESULT

OK

City of San Antonio  
Planning Department

## Zoning / Subdivisions

Street address: Municipal Plaza Building, 114 W. Commerce, 4<sup>th</sup> floor  
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

2

If you do not receive all pages, please call 207-7900

Please deliver to:

Name: Lee Wright

Title:

From:

Name: Elizabeth Carol

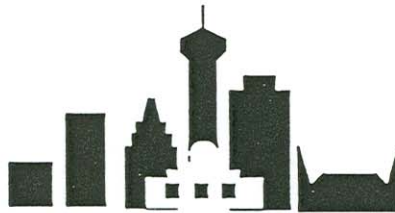
Title: Planner II

Division: Subdivision

# City of San Antonio Planning Department

## Zoning / Subdivisions

Street address: Municipal Plaza Building, 114 W. Commerce, 4<sup>th</sup> floor  
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

2

If you do not receive all pages, please call 207-7900

### Please deliver to:

Name:	Lee Wright
Title:	
Organization:	
Phone:	
Fax:	734-5363

### From:

Name:	Elizabeth Carol
Title:	Planner II
Division:	Subdivision
Phone:	207-7900
Fax:	207-4441

### Remarks:

I hope this information helps, if you have any questions please call me.

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P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

1254328  
AMT ENCLOSED

50-04-5573  
DUGAS DIVERSIFIED DEVELOPMENTS  
14502 BROOK HOLLOW  
S.A. TX 78232

AMOUNT DUE 370.00  
INVOICE DATE 8/17/1998  
DUE DATE 8/17/1998

-----  
PHONE: 000 - 0000

POADP  
POTRANCO ROAD

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 8/17/1998 INVOICE 1254328 ACCOUNT 50-04-5573 DUE DATE 8/17/1998 OFFICE HOURS 7:45 - 4:30  
-----

-----  
LINE INDEX REF DESCRIPTION AMOUNT  
1 012542-001 PLAN REVIEW FEES 370.00  
-----

↓

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT  
ST: 08/16/1998 CK# 1054  
END 08/16/1998  
-----

DOCUMENT  
POADP/POTRANCO

-----  
PREVIOUS BAL 0.00 CURRENT CHARGES 370.00 NEW BALANCE 370.00 TOTAL AMT DUE 370.00  
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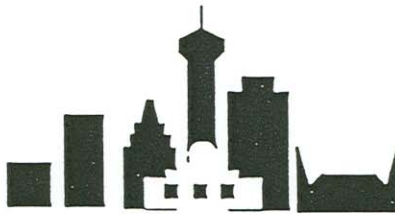
C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1  
↓



# City of San Antonio Planning Department

## Zoning / Subdivisions

Street address: Municipal Plaza Building, 114 W. Commerce, 4<sup>th</sup> floor  
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

2

If you do not receive all pages, please call 207-7900

### Please deliver to:

Name:	Lee W E
Title:	
Organization:	
Phone:	
Fax:	734-5363

### From:

Name:	Elizabeth Carol
Title:	Planner II
Division:	Subdivision
Phone:	207-7900
Fax:	207-4441

### Remarks:

I hope this information helps, if you have any questions please call me.

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# TRANSMITTAL LETTER

**W.F. CASTELLA & ASSOCIATES, INC.**

**ENGINEERS • SURVEYORS • PLANNERS**

1039 W. Hildebrand • San Antonio, Texas 78201-4656

(210) 734-5351 \* FAX 734-5363

RECEIVED

JUL 29 PM 4:09

Date: JULY 29 98

To: PLANNING

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Project No.: 46559.00 T/LC: \_\_\_\_\_

Re: POIPANCO 50

ELIZABETH

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

- |  |                                       |                                   |                                   |   |
|--|---------------------------------------|-----------------------------------|-----------------------------------|---|
| <input checked="" type="checkbox"/> Prints         | <input type="checkbox"/> Sepias       | <input type="checkbox"/> Films    | <input type="checkbox"/> Tracings | <input type="checkbox"/> Specifications |
| <input checked="" type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Invoices | <input type="checkbox"/> _____    |   |

SETS	COPIES PER SET	DESCRIPTION
6	1	P.O.D.D.P. PLAN
6	1	P.O.D.D.P. APPLICATION
		CHECK = \$ 370.00

THESE ARE TRANSMITTED as checked below:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use                 | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested                 | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment       | <input type="checkbox"/> For payment              | <input type="checkbox"/> _____                                |
| <input type="checkbox"/> FOR BID DUE _____            | 19 ____   | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US     |

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: \_\_\_\_\_

*[Signature]*

Potranco 50

off Potranco near 1604

outside city

250 → 260 SFLots on

50 acres

---

- tree

- drainage

- stub out to

Centex homes

- TIA

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TIA addressed only  
2 access pt. approved  
by PVH OKed.